

Kamas City Council  
Staff Report

April 12, 2016

Applicant: Don Sargent for Kamas Storage (Ronald Strahan)

Request: Amend the code to allow RV & Boat/Self-Storage in the Light Industrial Zone

Location: Property at about 200 East 500 South  
Accessed at approximately 170 East 400 South

The Kamas City Planning Commission held a public hearing on March 1, 2016 in response to an application submitted from Kamas Storage to amend the Kamas City Land Use Ordinance to allow RV & Boat/Self-Storage in the Light Industrial Zone. The hearing was continued until April 5, 2016 to take further comment and allow the Planning Commission an opportunity to review the application and comments.

**BACKGROUND**

Kamas Storage purchased the Smithies Storage Units located at about 200 East 500 South in 2007. At that time, the city was approached by the new owners of the property to expand the storage unit area. The property was located in the Residential Agriculture Zone. Storage units were not listed as an allowed or a conditional use the R-A zone and the request was denied. A new land use ordinance was adopted in 2010. No provision was made anywhere in the code to allow for any type of storage facilities.

On November 29, 2015, Kamas City received an application from Kamas Storage for a possible development code amendment to add RV & Boat/Self Storage to the use table in the Light Industrial Zone (Chapter 15).

The Planning Commission concluded the following:

- The demand for RV & Boat/Self Storage exists in the City.
- The Light Industrial Zone is a logical zoning designation for this type of use.
- The proposed use amendment is consistent with other surrounding communities.

It was also decided that if RV & Boat/Self Storage were to be allowed in Kamas City, it should only be allowed as a conditional use. This would entail an amendment to Chapter 23 – Conditional Use Review. Chapter 23 has General Review Criteria and Optional Conditions that can be looked at for conditional uses, although the Planning Commission has identified some specific review criteria they would like to be able to address when considering an application of this type.

1. The minimum area of a parcel or lot to be used for RV & Boat/Self Storage shall be no less than 2 acres.
2. A self-storage facility shall not be permitted on a lot which has street frontage on SR 32, SR 248, or Hwy 150.
3. Fencing shall be consistent with Section 15.4 of the Kamas City Land Use Ordinance.
4. Maximum lot coverage of all buildings shall not exceed fifty percent (50%) of the total lot area.
5. The facility shall be properly lighted and all lighting standards shall be hooded and directed away from residential properties.
6. Maximum building height shall not exceed 18 feet.
7. Fire suppression equipment and devices shall be provided and properly maintained on the premises to the satisfaction of the fire department.
8. No repair or maintenance work on vehicles shall be permitted on the premises.
9. All properties used for storage facilities shall have adequate security in place.
10. There shall be no occupancy for any units in the project.

Chapter 15.3.1 and 15.3.2 of the Land Use Ordinance address access and snow removal, storm water and drainage.

### **RECOMMENDATION**

The Kamas City Planning Commission has forwarded a positive recommendation to the Kamas City Council to amend the Kamas City Land use Ordinance to allow RV & Boat/Self Storage as a conditional use in the Light Industrial Zone with the review criteria listed above.